

Variance Criteria

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The shared dock is existing and has been that way for decades.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The dock was built with a shared walkway and a zero foot side setback when the parcels were purchased.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

The directly adjacent parcels also have a shared dock with a zero side setback.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Without the variance, the property owners would have to tear down the entire existing dock and construct two separate boathouses in a very tight cove area.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The proposed boathouse meets code in every other aspect. The existing shared walkway has a zero foot side setback, so there's no way to reduce that without demolishing everything and starting over

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The proposed structure will not adversely affect the appearance of the property and will be in accordance with adjacent homes and accessory structures.